

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, APRIL 25, 2012

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc

6:00 PM PUBLIC HEARING

**LOCATION: BOARD ROOM
1ST Floor, Govt. Center**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, APRIL 25, 2012, at 6:00 p.m.** to consider the following:

**SPEX 2010-0035
HOWL OF A GOOD TIME
(Special Exception)**

Patrick Hagerty of Leesburg, Virginia, has submitted an application for a special exception to permit an Outdoor Kennel in the AR-1 (Agricultural Rural-1) zoning district. The property is adjacent to the Hillbrook Agricultural and Forestal District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed Outdoor Kennel use is listed as a Special Exception use under Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-606. The modification of the Additional Regulations applicable to the proposed use is authorized by minor special exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the Applicant requests the following modifications: (1) Section 5-606(C)(1), *Location on Site/Dimensional Standards*, in order to reduce the minimum setback from a lot line for an outdoor kennel from 100 feet to 0 feet; and (2) Section 5-606(C)(3)(a), *Landscaping/Buffering/Screening*, and Section 5-653(A), *Landscaping Standards for Specific Uses*, in order to reduce the required minimum width of the area within a setback or yard adjacent to certain sized lots that shall be landscaped and screened from 50 feet to 0 feet, and modify the requirement that such area be landscaped and screened with solid fencing and/or landscaped area that provides year-round screening and is equivalent to a Type 3 Buffer Yard to 25 Leyland Cypress per 100 lineal feet of property line with a three board fence (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors). The subject property is approximately 2.05 acres in size and is located east of Granite Falls Lane, on the north side of Harmony Church Road (Route 704), and west of Woodburn Road (Route 769), at 18904 and 18908 Harmony Church Road, Leesburg, Virginia, in the Catoclin Election District. The property is more particularly described as Tax Map Number /46////////57A (PIN# 350-47-3920). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)), which designate this area for rural economy uses and limited residential development.

**ZRTD 2011-0007, SPEX 2011-0023 & ZMOD 2012-0002
BEAUMEADE NORTH PARCEL C**

(Zoning Conversion in the Route 28 Tax District, Special Exception & Zoning Ordinance Modification)

Equinix RP II, LLC, of Redwood City, California, has submitted an application to rezone approximately 85.87 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special

Exception). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). The Applicant also has submitted an application for special exception (SPEX 2011-0023) to permit an increase in the maximum FAR from 0.40 to 0.60, within an approximately 44.43-acre portion of the PD-IP zoning district, and is requesting a modification (ZMOD-2012-0002) of Section 1-205(A) of the Zoning Ordinance to permit construction of a building without frontage on either a public road or a private access easement. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed increase in maximum FAR is permitted Special Exception under Section 4-506(C). The subject property is approximately 85.87 acres in size and is located on the west side of Loudoun County Parkway (Route 607), on the south side of Gloucester Parkway (Route 2150), and on the north side of the W&OD Trail, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//13////C1/ (PIN# 060-30-7119). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Policy Area), which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

ZRTD 2012-0001
GATEWAY NORTH LOT 3B
(Zoning Conversion in the Route 28 Tax District)

Columbia Gateway IV, LLC, of Washington, D.C., has submitted an application to rezone approximately 6.10 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning District in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District, within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and within the QN (Quarry Notification) Overlay District-Loudoun Note Area. An existing office building (0.40 FAR) located on the property is permitted by SPEX 1984-0043, Gateway North Partnership. The subject property is approximately 6.10 acres in size and is located on the east side of Indian Creek Drive (Route 1038), on the west side of Sully Road (Route 28), and south of Republic Drive (Route 1039), at 22980 Indian Creek Drive, Sterling, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /94/B/1/////3B (PIN# 046-30-8269). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Core/Office Cluster uses and which recommend an FAR of 0.6 to 1.0.

ZMAP-2011-0005
THE GRANGE AT WILLOWSFORD - EAST LAND BAY
(Zoning Map Amendment Petition)

Willowsford Grange L.L.C., of Ashburn, Virginia, has submitted an application to rezone approximately 98 acres from the R-1 (Single Family Residential) to the R-2 (Single Family Residential) zoning district in order to develop 106 single family detached residential units at a density of one dwelling unit per 40,000 square feet. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, and between the Ldn 60-65, aircraft noise contours, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 98 acres in size and is located southwestward of Evergreen Mills Road (Route 621), east of Fleetwood Road (Route 616), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District. The subject property is more particularly described as follows:

| TAX MAP NUMBER | PIN# | ACREAGE |
|----------------|-------------|----------------------------------|
| 101/D/3////12/ | 202-26-5694 | 25.11 acres (0.95-acre portion) |
| 101/D/3////13/ | 202-26-1965 | 70.69 acres (40.45-acre portion) |
| 101/D/3////14/ | 202-25-9133 | 11.92 acres |
| 101/D/3////15/ | 202-15-8894 | 11.48 acres |
| 101/D/3////16/ | 202-15-9451 | 11.65 acres |
| 101/D/3////17/ | 202-16-1713 | 38.37 acres (21.56-acre portion) |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for Industrial uses and which recommend a Floor Area Ratio (FAR) of 0.3 to 0.4.

ZRTD-2012-0002
OAKBROOK COMMERCE CENTER
(Zoning Conversion in the Route 28 Tax District)

Jenkins Properties of Sterling, Virginia, has submitted an application to rezone approximately 3.85 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and partially within the FOD (Floodplain Overlay District). The subject property is approximately 3.85 acres in size, comprises 15 condominium units, and is located north of West Church Road (Route 625), south of Woodland Road (Route 679), and west of Cascades Parkway (Route 637), in the Sterling Election District. The subject property is more particularly described as follows:

| TAX MAP NUMBER | PIN# | ADDRESS |
|----------------|-----------------|--|
| /80//15CM/101/ | 031-27-7704-003 | 45681 Oakbrook Court #101 Sterling, VA |
| /80//15CM/102/ | 031-27-7704-004 | 45681 Oakbrook Court #102 Sterling, VA |
| /80//15CM/103/ | 031-27-7704-005 | 45681 Oakbrook Court #103 Sterling, VA |
| /80//15CM/104/ | 031-27-7704-008 | 45681 Oakbrook Court #104 Sterling, VA |
| /80//15CM/105/ | 031-27-7704-009 | 45681 Oakbrook Court #105 Sterling, VA |
| /80//15CM/106/ | 031-27-7704-001 | 45681 Oakbrook Court #106 Sterling, VA |
| /80//15CM/107/ | 031-27-7704-006 | 45681 Oakbrook Court #107 Sterling, VA |
| /80//15CM/108/ | 031-27-7704-010 | 45681 Oakbrook Court #108 Sterling, VA |
| /80//15CM/109/ | 031-27-7704-011 | 45681 Oakbrook Court #109 Sterling, VA |
| /80//15CM/110/ | 031-27-7704-012 | 45681 Oakbrook Court #110 Sterling, VA |
| /80//15CM/111/ | 031-27-7704-013 | 45681 Oakbrook Court #111 Sterling, VA |
| /80//15CM/112/ | 031-27-7704-014 | 45681 Oakbrook Court #112 Sterling, VA |
| /80//15CM/113/ | 031-27-7704-015 | 45681 Oakbrook Court #113 Sterling, VA |
| /80//15CM/114/ | 031-27-7704-007 | 45681 Oakbrook Court #114 Sterling, VA |

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

ZRTD-2011-0012
CHAUDHRY BUILDING
(Zoning Conversion in the Route 28 Tax District)

S&N Real Estate Investments, LLC, of Sterling, Virginia, has submitted an application to rezone approximately 1.2 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-GI zoning district at a maximum Floor Area Ratio (FAR) of 0.4. The property is located within the Route 28 Taxing District. The subject property is approximately 1.22 acres in size and is located on the northeast side of Elmwood Court, south of Maries Road (Route 638), and northeast of Woodland Road (Route 679), at 45698 Elmwood Court, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /81/B/5////10/ (PIN# 030-28-0542). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

ZRTD-2011-0010
STERLING OAKS COMMERCE CENTER II, LLC
(Zoning Conversion in the Route 28 Tax District)

Sterling Oaks Commerce Center II, LLC, of Herndon, Virginia, has submitted an application to rezone approximately 2.15 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 2.17 acres in size and is located on the east and north sides of Shaw Road (Route 636), and on the west side of Davis Drive (Route 868), at 21915 Shaw Road, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /80/A/1////31/ (PIN# 032-35-2235). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and Route 28 Corridor Policy Area) which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW AIRMONT AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Airmont Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Harry Byrd Highway (Route 7) and East Loudoun Street (Route 7), west of Silcott Springs Road (Route 690), east of Yellow Schoolhouse Road (Route 831), and north of Snickersville Turnpike (Route 734), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the parcels listed in the table below, currently enrolled in the New Airmont Agricultural and Forestal District, were notified by certified and first class mail of the District review. This table also indicates the recommendation (approval, deferral or denial) that the ADAC made for each parcel.

Parcel Listings

| PIN# | Tax Map Number | Acreage | ADAC Rec. | PIN# | Tax Map Number | Acreage | ADAC Rec. |
|-------------|----------------|---------|-----------|-------------|----------------|---------|-----------|
| 525-25-4868 | /44//17////7/ | 38.78 | Approve | 586-36-7794 | /43//6////7/ | 14.79 | Approve |
| 525-45-7516 | /44//17////5/ | 24.67 | Approve | 586-37-3283 | /43//6////6/ | 10.45 | Approve |
| 556-10-6861 | /44//17////2/ | 33.71 | Approve | 586-37-6853 | /43//6////5/ | 11.11 | Approve |
| 556-20-7657 | /44//17////1/ | 24.45 | Approve | 586-38-3228 | /43//6////4/ | 16.67 | Approve |
| 556-30-0868 | /35////////87/ | 23.85 | Approve | 586-39-2654 | /43//6////2/ | 11.91 | Approve |
| 557-30-6646 | /44//17////6/ | 36.13 | Approve | 586-46-9849 | /43//6////8/ | 10.29 | Approve |
| 557-47-7025 | /43////////59/ | 72.52 | Approve | 586-49-3517 | /43//6////1/ | 13.09 | Approve |
| 558-15-7565 | /43//9////1/ | 14.24 | Approve | 587-17-4657 | /43////////21/ | 16.52 | Approve |
| 558-26-5503 | /43////////55A | 5.66 | Deny* | 587-30-4902 | /43//12////1/ | 10.96 | Deny* |
| 585-10-5180 | /43////////65/ | 128.5 | Approve | 611-10-3799 | /42//49////3/ | 23.48 | Approve |
| 585-29-8433 | /43////////2/ | 4.34 | Approve | 611-19-3378 | /42//49////1/ | 20.00 | Approve |
| 586-29-1994 | /43//6////3/ | 12.9 | Approve | 612-39-4260 | /42////////74A | 40.0 | Approve |
| 586-29-8968 | /43/A/1////7/ | 5.74 | Approve | 612-49-4815 | /42//49////2/ | 20.06 | Approve |

* Indicates a parcel between 5 and 20 acres that did not submit a Management Plan.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Airmont Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0200.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW BLUEMONT AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Bluemont Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Sunny Ridge Road (Route 761) and Mountain Orchard Lane; west of Woodgrove Road (Route 719), Main Street (T719), and Yellow Schoolhouse Road (Route 831); on the east side and east of the boundary with Clarke County; and north of Forest Hill Lane and Austin Grove Road (Route 739), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the parcels listed in the table below, currently enrolled in the New Bluemont Agricultural and Forestal District, were notified by certified and first class mail of the District review. This table also indicates the recommendation (approval, deferral or denial) that the ADAC made for each parcel.

Parcel Listings

| PIN# | Tax Map Number | Acreage | ADAC Rec. | PIN# | Tax Map Number | Acreage | ADAC Rec. |
|-------------|----------------|---------|-----------|-----------------|----------------|---------|-----------|
| 607-10-6961 | /33///6////1/ | 29.37 | Approve | 631-38-2491 | /33////////25/ | 374.97 | Approve |
| 607-19-3278 | /33///6////3/ | 29.11 | Approve | 631-45-3539 | /33////////21/ | 10.0 | Deny* |
| 607-20-1841 | /33///6////2/ | 25.42 | Approve | 632-15-3482 | /42////////19/ | 11.48 | Deny* |
| 608-27-2415 | /33///1////18/ | 10.02 | Deny* | 632-19-1676 | /42/25////4/ | 23.8 | Approve |
| 608-30-7527 | /34////////11D | 10.0 | Approve | 632-25-3045 | /42/23////1B | 6.16 | Approve |
| 608-38-3648 | /33///1////10/ | 10.0 | Approve | 632-27-8113 | /42/23////13B | 36.87 | Approve |
| 608-38-9415 | /33///1////9/ | 10.0 | Deny* | 632-28-5185 | /42/23////13C | 28.66 | Approve |
| 608-49-0473 | /33///6////4/ | 28.26 | Approve | 633-35-3536 | /42////////30/ | 147.32 | Approve |
| 609-15-9822 | /33/23////1/ | 20.27 | Approve | 633-36-3172-001 | /42////////30A | 6.14 | Approve |
| 609-19-3976 | /33///4////3/ | 13.32 | Approve | 633-36-3172-002 | /42////////30B | 0.66 | Approve |
| 609-20-6326 | /33///4////16A | 12.36 | Deny* | 633-39-0709 | /42////////50/ | 20.66 | Approve |

| | | | | | | | |
|-------------|----------------|--------|---------|-------------|----------------|-------|---------|
| 609-26-3592 | /33//23/////2/ | 20.27 | Approve | 633-45-7642 | /42////////30C | 0.56 | Approve |
| 609-26-8304 | /33////////32A | 17.17 | Deny* | 633-45-9668 | /42////////30E | 3.25 | Approve |
| 609-27-1684 | /33////////33/ | 40.0 | Approve | 633-46-1968 | /42////////30F | 1.7 | Approve |
| 609-27-9560 | /33////////32/ | 5.5 | Deny* | 633-46-4499 | /42////////30G | 3.46 | Approve |
| 609-27-9780 | /33//4////B/ | 5.12 | Deny* | 633-46-6646 | /42////////30H | 16.83 | Approve |
| 609-36-0289 | /33//23/////3/ | 24.55 | Approve | 633-46-7626 | /42////////30D | 2.7 | Approve |
| 609-45-5622 | /33//2/////2/ | 9.9 | Deny* | 633-48-5762 | /42//25/////3/ | 38.99 | Approve |
| 609-46-6770 | /33//2/////1/ | 12.55 | Deny* | 647-20-1688 | /33////////24A | 30.69 | Approve |
| 610-25-4022 | /42////////1/ | 16.0 | Approve | 647-40-8601 | /33////////23/ | 10.0 | Deny* |
| 610-35-3696 | /33//9////WL/ | 36.38 | Approve | 649-28-2628 | /41////////79A | 4.14 | Approve |
| 610-39-7684 | /33//11/////1/ | 6.88 | Approve | 649-28-9645 | /41////////79B | 12.26 | Approve |
| 611-35-9973 | /42//23////12C | 10.61 | Approve | 649-30-1508 | /41////////79/ | 7.03 | Approve |
| 629-19-8595 | /33//2/////4/ | 20.21 | Approve | 649-38-9363 | /41////////79C | 5.16 | Approve |
| 629-27-4326 | /33/A/1////10/ | 9.98 | Approve | 649-40-5211 | /42////////30I | 12.03 | Approve |
| 629-30-2015 | /33//2/////5/ | 23.15 | Approve | 649-49-2802 | /41////////42/ | 5.5 | Approve |
| 629-39-0615 | /33////////18/ | 17.31 | Deny* | 650-20-3019 | /42////////58C | 24.42 | Approve |
| 629-49-8704 | /33////////15A | 42.91 | Approve | 650-25-2860 | /41////////71/ | 30.0 | Approve |
| 630-39-6056 | /33//23/////4/ | 146.88 | Approve | 650-35-3066 | /41////////69/ | 22.25 | Approve |
| 630-49-9972 | /33//2/////3/ | 7.81 | Deny* | 650-35-9812 | /41////////70/ | 20.65 | Approve |
| 631-17-9153 | /42//23////14A | 7.25 | Deny* | 663-10-2948 | /41////////74/ | 99.04 | Approve |
| 631-26-1943 | /42////////3/ | 71.68 | Approve | 663-40-4127 | /41////////68/ | 32.0 | Approve |
| 631-29-5042 | /42////////2A | 5.35 | Approve | 663-40-5577 | /41////////67/ | 20.0 | Approve |
| 631-36-7108 | /33////////25A | 30.28 | Approve | | | | |

* Indicates a parcel between 5 and 20 acres that did not submit a Management Plan.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Bluemont Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0200.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW CATOCTIN NORTH AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Catoctin North Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally on the north and south sides, and north of Lovettsville Road (Route 672), on the east side and east of the Quarter Branch and Quarter Branch Road (Route 663), and on the southwest side and southwestward of the Potomac River, in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the parcels listed in the table below, currently enrolled in the New Catoctin North Agricultural and Forestal District, were notified by certified and first class mail of the District review. This table also indicates the recommendation (approval, deferral or denial) that the ADAC made for each parcel.

Parcel Listings

| PIN# | Tax Map Number | Acreage | ADAC Rec. | PIN# | Tax Map Number | Acreage | ADAC Rec. |
|-------------|----------------|---------|-----------|-------------|----------------|---------|-----------|
| 214-35-6019 | //5////////1/ | 465.0 | Approve | 255-46-7350 | //4////////9A | 13.74 | Approve |
| 216-03-9231 | //11//3////B/ | 21.57 | Approve | 255-47-2537 | //4////////11B | 12.06 | Approve |
| 254-17-0322 | //4////////12A | 15.48 | Deny* | 256-47-9766 | /10//11////2/ | 10.21 | Approve |
| 254-17-8586 | //4//8////15A | 9.09 | Approve | 294-18-8030 | /10////////67C | 10.1 | Approve |
| 254-18-2213 | //4//6////13B | 8.67 | Approve | 294-19-4571 | /10////////67D | 10.03 | Deny* |
| 254-27-8237 | //4//8////15B | 9.0 | Deny* | 294-20-1988 | /10////////68 | 3.00 | Approve |
| 254-28-5435 | //4//8////15C | 19.21 | Approve | 294-20-4114 | /10////////67G | 4.91 | Approve |
| 254-29-2513 | //5////////2/ | 8.7 | Deny* | 294-27-1522 | /10//21////2/ | 3.16 | Approve |
| 254-37-7757 | //4////////15/ | 29.01 | Approve | 294-29-4872 | /10////////67B | 26.93 | Approve |
| 254-38-4867 | //4////////14/ | 19.12 | Approve | 294-30-0245 | /10////////68G | 10.0 | Approve |
| 255-27-0117 | /10//43////1/ | 7.08 | Approve | 294-36-8406 | /10////////5/ | 2.97 | Approve |
| 255-27-1166 | /10//43////2/ | 7.08 | Approve | 294-37-8024 | /10////////68/ | 52.84 | Approve |
| 255-29-7023 | /11//12////5A | 18.4 | Approve | 294-39-0659 | /10////////68F | 10.0 | Deny* |
| 255-36-5007 | /10////////65B | 6.0 | Approve | 294-39-8719 | /10////////68H | 10.0 | Approve |
| 255-36-5436 | /10////////66C | 13.37 | Deny* | 294-48-8337 | //4////////6B | 15.08 | Approve |
| 255-45-5970 | //4//5////31/ | 8.76 | Deny* | 295-49-4877 | /10////////67E | 18.0 | Approve |

* Indicates a parcel between 5 and 20 acres that did not submit a Management Plan.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Catoctin North Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0200.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW CATOCTIN SOUTH AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Catoctin South Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Lovettsville Road (Route 672), east of Berlin Turnpike (Route 287), Mountain Road (Route 690), and Charles Town Pike (Route 9), west of James Monroe Highway (Route 15), and north of Harry Byrd Highway (Route 7), in the Catoctin Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the parcels listed in the table below, currently enrolled in the New Catoctin South Agricultural and Forestal District, were notified by certified and first class mail of the District review. This table also indicates the recommendation (approval, deferral or denial) that the ADAC made for each parcel.

Parcel Listings

| PIN# | Tax Map Number | Acreage | ADAC Rec. | PIN# | Tax Map Number | Acreage | ADAC Rec. |
|-------------|-----------------------|----------------|------------------|-------------|-----------------------|----------------|------------------|
| 175-16-8963 | /11////////136C | 21.84 | Approve | 302-10-6514 | /28////////38C | 12.0 | Approve |
| 176-18-5191 | /20//7////41/ | 10.0 | Approve | 302-10-7749 | /28////////38A | 6.99 | Approve |
| 176-26-2763 | /19//1////9/ | 10.0 | Approve | 302-27-1138 | /28////////33/ | 18.92 | Deny* |
| 176-28-1282 | /19//1////14/ | 10.0 | Approve | 302-35-9580 | /28//1////1A | 11.34 | Deny* |
| 176-45-0505 | /19//18////1/ | 10.0 | Approve | 302-46-0037 | /28//1////1/ | 11.0 | Deny* |
| 176-45-6303 | /19////////133/ | 29.89 | Approve | 302-46-9470 | /28//1////3/ | 15.0 | Deny* |
| 176-46-7590 | /19////////136B | 16.65 | Approve | 302-47-5144 | /28//1////3A | 10.0 | Deny* |
| 176-47-1125 | /19//1////4/ | 10.0 | Deny* | 303-26-5697 | /28/A/2////6/ | 1.54 | Approve |
| 176-47-6614 | /19//1////5/ | 10.0 | Approve | 303-27-2253 | /28////////30B | 18.79 | Approve |
| 177-03-9285 | /19//5////7E | 25.1 | Approve | 303-28-5546 | /28//25////A/ | 2.27 | Approve |
| 177-26-8595 | /19////////112/ | 33.76 | Approve | 303-36-3605 | /28/A/2////7/ | 1.52 | Approve |

| | | | | | | | |
|-------------|-----------------|-------|---------|-------------|-----------------|--------|---------|
| 177-28-4132 | /19///5////2/ | 30.71 | Approve | 303-40-6724 | /28///8////5/ | 10.45 | Approve |
| 177-28-8562 | /19///5////4A | 15.01 | Approve | 303-45-3044 | /28/////////5/ | 36.56 | Approve |
| 177-36-1918 | /19////////114/ | 32.54 | Approve | 303-45-8712 | /28/////////31/ | 13.12 | Deny* |
| 177-37-7111 | /19///5////1/ | 15.0 | Approve | 304-17-9374 | /28//16////A/ | 14.56 | Approve |
| 177-38-1260 | /19///5////3/ | 24.89 | Approve | 304-17-9721 | /28/////////19/ | 10.83 | Deny* |
| 177-47-8762 | /19///2////5/ | 25.36 | Approve | 304-18-5133 | /28//16////B/ | 14.63 | Approve |
| 177-48-5973 | /19///5////7D | 10.0 | Deny* | 304-19-1950 | /28//16////C/ | 14.45 | Approve |
| 180-18-8905 | /30/A/2////6A | 15.75 | Approve | 304-26-6508 | /28/////////23B | 10.18 | Approve |
| 181-48-5474 | /30/A/2////6B | 6.0 | Approve | 304-28-3694 | /28/////////23/ | 223.05 | Approve |
| 218-16-5749 | /11////////118B | 8.36 | Deny* | 304-45-2424 | /28/////////10/ | 25.55 | Approve |
| 218-26-3250 | /11////////108/ | 12.02 | Approve | 304-45-5972 | /28/////////10A | 20.02 | Approve |
| 218-26-9487 | /11////////108B | 0.52 | Approve | 304-47-3640 | /28/////////25A | 46.37 | Approve |
| 218-27-2397 | /11////////109/ | 6.52 | Approve | 304-48-4651 | /28/////////25/ | 29.24 | Approve |
| 218-27-6682 | /11////////112A | 0.35 | Approve | 305-17-7155 | /38/////////76/ | 47.11 | Approve |
| 218-27-9464 | /11////////112/ | 5.96 | Deny* | 305-25-2513 | /38//29////C/ | 24.31 | Approve |
| 218-36-9343 | /11////////110/ | 13.5 | Approve | 305-25-4666 | /28//5////20/ | 11.94 | Deny* |
| 218-38-6031 | /11////////114/ | 6.55 | Deny* | 305-27-2495 | /28/////////14A | 3.12 | Approve |
| 218-47-5801 | /11////////57/ | 28.47 | Approve | 305-28-1781 | /28/////////15/ | 53.2 | Approve |
| 219-16-6841 | /19///3////3/ | 34.9 | Approve | 305-30-2176 | /38/////////86/ | 13.88 | Approve |
| 219-16-7588 | /19//20////1/ | 40.0 | Approve | 305-35-2371 | /28//5////15/ | 10.97 | Approve |
| 219-25-1765 | /19///3////1A | 2.8 | Approve | 305-38-3098 | /28//27////3/ | 57.47 | Approve |
| 219-25-7612 | /19///3////3A | 2.9 | Approve | 305-39-2280 | /28//27////2/ | 11.85 | Approve |
| 219-26-0152 | /19///3////2/ | 19.4 | Approve | 305-40-8918 | /28//21////14/ | 22.84 | Approve |
| 219-27-4216 | /19////////13/ | 29.77 | Approve | 305-46-0547 | /28/////////18C | 11.0 | Deny* |
| 219-28-9575 | /19//13////1/ | 5.53 | Approve | 305-47-2217 | /28/////////17A | 5.37 | Deny* |
| 219-35-7575 | /19////////11A | 7.57 | Deny* | 305-49-0567 | /28//27////1/ | 10.16 | Approve |
| 219-38-0497 | /19////////19E | 14.3 | Deny* | 306-39-5992 | /38//26////1/ | 6.04 | Deny* |
| 219-38-2703 | /19////////15B | 7.02 | Deny* | 306-40-0213 | /38/////////79A | 14.59 | Approve |
| 219-45-6658 | /19/////////10/ | 6.85 | Approve | 306-40-3355 | /38/////////77B | 8.16 | Approve |
| 220-19-4655 | /19//21////10E | 11.75 | Approve | 306-40-4122 | /38/////////77C | 7.07 | Deny* |
| 220-27-4690 | /19///4////10/ | 9.35 | Deny* | 306-48-6798 | /38/////////76A | 10.94 | Deny* |
| 220-29-0465 | /19///4////D/ | 6.19 | Deny* | 306-49-7263 | /38/////////77/ | 20.34 | Approve |
| 220-36-2094 | /19///3////4/ | 30.21 | Approve | 307-27-7853 | /38//34//69A2/ | 6.19 | Approve |
| 220-37-9513 | /19///4////9/ | 11.29 | Approve | 307-28-0983 | /38/////////69A | 5.79 | Approve |
| 220-38-6309 | /19///4////8/ | 10.03 | Deny | 336-47-0945 | /17//20////6/ | 10.76 | Deny* |
| 220-39-1857 | /19////////29/ | 7.2 | Deny | 337-15-1672 | /17//29////15/ | 12.36 | Approve |
| 220-39-5627 | /19////////35/ | 14.72 | Deny* | 337-15-6465 | /17//29////16/ | 10.55 | Approve |
| 220-47-5168 | /19//20////2/ | 10.0 | Deny* | 337-16-1129 | /17//29////19/ | 10.63 | Approve |
| 221-10-1482 | /19////////90/ | 8.58 | Deny* | 337-16-3993 | /17//29////17/ | 10.19 | Approve |
| 221-16-3840 | /19//11////13/ | 25.67 | Approve | 337-16-7331 | /17//29////20/ | 10.0 | Approve |
| 221-17-3382 | /19////////70/ | 40.0 | Approve | 337-17-2996 | /17//29////18/ | 10.14 | Approve |
| 221-18-6655 | /19////////61/ | 32.35 | Approve | 337-17-3933 | /17//29////21/ | 10.0 | Approve |
| 221-20-3596 | /19////////41D | 11.19 | Approve | 337-17-9064 | /17////////43/ | 8.75 | Approve |
| 221-28-6195 | /19////////58/ | 51.6 | Approve | 337-35-2828 | /17//5////10/ | 10.0 | Approve |
| 221-28-8921 | /19////////60/ | 24.0 | Approve | 337-36-6021 | /17//5////6/ | 13.18 | Deny* |
| 222-15-3557 | /19//11////20/ | 27.17 | Approve | 337-37-7089 | /17////////48/ | 11.25 | Approve |
| 222-16-0179 | /19//11////21/ | 30.39 | Approve | 337-45-2650 | /17//5////12/ | 21.87 | Approve |
| 222-16-6198 | /19//11////22/ | 21.48 | Approve | 337-45-9056 | /17//5////1/ | 10.0 | Deny* |
| 222-17-5327 | /29//7////2/ | 28.92 | Approve | 338-15-3696 | /17//13////5/ | 10.25 | Approve |
| 222-36-0843 | /19//11////24/ | 22.68 | Approve | 338-16-9331 | /17//13////1/ | 10.17 | Approve |

| | | | | | | | |
|-------------|----------------|--------|---------|-------------|-----------------|-------|---------|
| 222-45-3154 | /19//11////15A | 22.83 | Approve | 338-35-1873 | /17//29////11/ | 10.0 | Approve |
| 222-46-4356 | /19//11////14/ | 32.3 | Approve | 338-35-8964 | /17//29////12/ | 10.0 | Approve |
| 223-16-2434 | /29//11////2/ | 28.07 | Approve | 338-36-5855 | /17//29////13/ | 10.0 | Approve |
| 223-17-6820 | /29//9////5/ | 9.53 | Deny* | 338-37-2846 | /17//29////14/ | 10.0 | Approve |
| 223-17-6961 | /29//9////6/ | 2.73 | Approve | 338-45-1091 | /17//29////7/ | 10.0 | Approve |
| 223-17-9141 | /29//9////4/ | 1.87 | Approve | 338-45-1927 | /17//29////10/ | 10.0 | Approve |
| 223-18-1061 | /29//9////C/ | 1.41 | Approve | 338-45-8484 | /17//29////22/ | 10.0 | Approve |
| 223-18-2835 | /29//9////3/ | 2.24 | Approve | 338-45-8925 | /17//29////23/ | 10.0 | Approve |
| 223-18-7241 | /29//9////A/ | 12.71 | Deny* | 338-46-6243 | /17//29////24/ | 21.79 | Approve |
| 223-27-8312 | /29//9////B/ | 19.92 | Deny* | 338-47-2502 | /17//29////26/ | 10.0 | Approve |
| 224-16-3094 | /29//11////6/ | 397.1 | Approve | 338-47-4671 | /17//29////25/ | 10.0 | Approve |
| 224-45-3600 | /29//11////33/ | 6.0 | Approve | 339-36-2453 | /17//11////36/ | 15.51 | Approve |
| 224-46-2478 | /29//11////3/ | 34.07 | Approve | 339-38-0420 | /17//11//39D1/ | 5.0 | Deny* |
| 225-15-4365 | /29//10////38/ | 57.24 | Approve | 341-10-3295 | /28//29////1/ | 144.0 | Approve |
| 225-16-6450 | /29//10////39/ | 65.14 | Approve | 342-19-0713 | /27//13////2/ | 9.21 | Approve |
| 257-17-9024 | /10//17////5A | 9.45 | Approve | 342-28-1559 | /27//11////16A | 48.02 | Approve |
| 258-16-0342 | /10//11////5/ | 10.0 | Approve | 342-29-0786 | /28//3////3/ | 10.0 | Approve |
| 258-16-5046 | /10//11////4/ | 10.0 | Deny* | 343-15-9953 | /37//6////1/ | 30.96 | Approve |
| 258-17-0425 | /10//11////3/ | 13.71 | Approve | 343-16-8839 | /37//11////100/ | 2.56 | Approve |
| 258-18-0755 | /10//11////35/ | 4.78 | Approve | 343-17-2370 | /37//4////7/ | 10.19 | Approve |
| 258-19-6538 | /11//11////89/ | 17.97 | Approve | 343-18-5819 | /37//4////4/ | 10.23 | Deny* |
| 258-27-0704 | /10//11////2/ | 10.72 | Deny* | 343-26-4262 | /27//9////1/ | 10.05 | Approve |
| 258-35-0892 | /10//32////1/ | 9.98 | Approve | 343-26-7784 | /27//9////2/ | 10.01 | Approve |
| 258-35-4696 | /10//32////2/ | 9.98 | Deny* | 343-28-2600 | /37//4////2/ | 11.0 | Approve |
| 259-20-2792 | /19//3////1/ | 13.76 | Approve | 343-35-1601 | /37//6////4A | 10.0 | Approve |
| 259-28-9160 | /18//18////B/ | 32.9 | Approve | 343-35-5628 | /27//9////3/ | 10.01 | Approve |
| 259-30-4193 | /19//11////6A | 56.79 | Approve | 343-37-5854 | /27//27//4A1/ | 10.0 | Approve |
| 259-36-9406 | /18//18////A/ | 37.18 | Approve | 343-40-1174 | /28//5////2/ | 10.55 | Approve |
| 259-37-6970 | /18//18////D/ | 37.56 | Approve | 343-40-5838 | /28//5////12/ | 10.62 | Approve |
| 259-48-9678 | /18//18////C/ | 34.78 | Approve | 343-40-7777 | /28//5////13B | 14.85 | Approve |
| 259-49-7349 | /19//11////7A | 20.2 | Approve | 344-20-0266 | /38//7////6/ | 12.45 | Approve |
| 260-25-4610 | /18//11////18/ | 23.0 | Approve | 344-30-3992 | /38//29////F/ | 39.98 | Approve |
| 261-18-6132 | /19//11////2/ | 10.07 | Approve | 344-37-9499 | /37//27////1/ | 17.4 | Approve |
| 261-18-6784 | /19//11////1/ | 11.74 | Approve | 344-46-7875 | /37//12////1/ | 11.1 | Approve |
| 261-28-4870 | /19//22////A2/ | 10.0 | Deny* | 344-47-3242 | /37//12////5/ | 10.84 | Deny* |
| 261-30-6905 | /19//22////A1/ | 243.06 | Approve | 344-47-9172 | /37//4////6/ | 10.01 | Deny* |
| 261-49-0804 | /19//11////2A* | 10.0 | Deny | 373-10-2350 | /17//29////3/ | 10.0 | Approve |
| 262-30-3755 | /19//11////16A | 48.46 | Approve | 373-18-7818 | /17//29////1/ | 11.71 | Deny* |
| 262-40-1964 | /19//11//10A1/ | 17.33 | Deny* | 373-19-3949 | /17//29////2/ | 10.0 | Deny* |
| 262-48-6367 | /19//11////3A | 20.12 | Approve | 373-20-8381 | /17//38////2/ | 6.0 | Approve |
| 262-49-5364 | /19//11////9A | 14.97 | Approve | 373-25-6641 | /17//11////13B | 10.66 | Approve |
| 264-18-5754 | /29//13////4/ | 7.31 | Approve | 373-28-2075 | /17//11////52/ | 24.25 | Approve |
| 264-25-2551 | /28//7////5/ | 5.97 | Approve | 373-29-7370 | /17//11////52H | 5.0 | Deny* |
| 264-28-1124 | /28//11////41/ | 31.16 | Approve | 373-48-4118 | /17//31////1/ | 47.43 | Approve |
| 264-45-2988 | /28//8////6/ | 10.64 | Approve | 374-17-4774 | /17//35////2/ | 3.92 | Approve |
| 265-10-2944 | /29//10////37/ | 55.0 | Approve | 374-30-2576 | /17//11////32/ | 50.86 | Approve |
| 265-16-0259 | /28//11////21A | 43.18 | Approve | 374-40-4990 | /17//29////6/ | 10.0 | Deny* |
| 265-39-0918 | /29//11////15/ | 175.13 | Approve | 374-49-3188 | /17//29////4/ | 10.0 | Deny* |
| 265-45-7981 | /28//7////13/ | 6.45 | Approve | 374-49-8889 | /17//29////5/ | 10.0 | Approve |
| 265-47-0829 | /29//4////2/ | 10.0 | Approve | 375-28-4534 | /17//48////27/ | 2.39 | Approve |

| | | | | | | | |
|-------------|----------------|--------|---------|-------------|----------------|-------|---------|
| 265-47-4762 | /29///4////3/ | 7.7 | Approve | 375-37-7792 | /17//48////12/ | 21.33 | Approve |
| 265-48-3196 | /29//13////2/ | 6.39 | Approve | 375-48-0386 | /17//35////5/* | 6.3 | Deny |
| 266-10-6578 | /29//10////52/ | 45.5 | Approve | 375-48-8219 | /17//48////19/ | 15.4 | Deny* |
| 267-27-3099 | /38////////81A | 24.88 | Approve | 378-30-2855 | /27//B/1////9/ | 6.65 | Approve |
| 267-30-4050 | /29//10////54/ | 28.58 | Approve | 378-40-7272 | /27//B/1//13/ | 5.06 | Deny* |
| 297-20-6093 | /10////////32/ | 139.6 | Approve | 378-49-7170 | /27//B/1////1/ | 5.57 | Approve |
| 297-27-2207 | /10//28////1/ | 10.0 | Approve | 409-10-8065 | /16//19////12/ | 15.89 | Approve |
| 297-37-5127 | /10///4////3/ | 10.0 | Approve | 409-18-2398 | /16//19////2/ | 10.0 | Approve |
| 297-38-3286 | /10///4////5/ | 10.0 | Approve | 409-18-7038 | /16//19////5/ | 10.0 | Approve |
| 298-35-8503 | /18////////4/ | 8.08 | Approve | 409-19-2094 | /16//19////7/ | 10.0 | Approve |
| 298-38-2577 | /18///1////5/ | 10.06 | Deny* | 409-19-9930 | /16//19////9/ | 10.46 | Approve |
| 299-26-3293 | /18///4////3/ | 10.0 | Approve | 409-19-9988 | /16//19////10/ | 10.81 | Approve |
| 300-17-3563 | /18////////43/ | 129 | Approve | 409-20-7552 | /16//19////13/ | 10.34 | Approve |
| 300-25-9134 | /18///7////4/ | 25.5 | Approve | 409-28-2043 | /16//19////1/ | 10.01 | Approve |
| 300-37-9219 | /18////////20A | 45.37 | Approve | 409-29-1949 | /16//19////8/ | 10.0 | Approve |
| 300-40-3839 | /18////////18D | 20.0 | Approve | 409-29-9950 | /16//19////11/ | 10.49 | Approve |
| 300-46-0411 | /18////////29/ | 237.74 | Approve | 409-39-2464 | /17//23////9/ | 10.01 | Deny* |
| 300-48-1654 | /18////////20/ | 55.62 | Approve | 409-39-9170 | /17//23////12/ | 10.01 | Approve |

* Indicates a parcel between 5 and 20 acres that did not submit a Management Plan.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Catocin South Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0200.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW EBENEZER AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Ebenezer Agricultural and Forestal District will expire on June 2, 2012. The District has a 4-year term and a lot subdivision minimum of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District are located within an area generally south of Snickersville Turnpike (Route 734), on the east and west sides and east of Foggy Bottom Road (Route 626), Ridgeside Road (Route 765), Trappe Road (Route 619), and Greengarden Road (Route 719), on the northwest side and northwest of Unison Road (Route 630), and west of Woodtrail Road (Route 700), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently located within the District will be automatically renewed. However, any new or renewing parcels of 5 to less than 20 acres will be ineligible for inclusion within the District unless one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.

2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Additionally, any land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the parcels listed in the table below, currently enrolled in the New Ebenezer Agricultural and Forestal District, were notified by certified and first class mail of the District review. This table also indicates the recommendation (approval, deferral or denial) that the ADAC made for each parcel.

Parcel Listings

| PIN# | Tax Map Number | Acreage | ADAC Rec. | PIN# | Tax Map Number | Acreage | ADAC Rec. |
|-------------|------------------|---------|-----------|-------------|-----------------|---------|-----------|
| 590-15-2895 | /55///6///9A1/ | 25.21 | Approve | 637-45-6708 | /54/////////8C | 10.59 | Deny* |
| 590-25-3187 | /55///6///7A1/ | 31.8 | Approve | 638-25-3068 | /54/////////23A | 0.21 | Approve |
| 591-16-5432 | /55///16////5A | 11.55 | Approve | 638-26-2153 | /54/////////25/ | 101.0 | Approve |
| 591-17-9014 | /55///16////3/ | 8.6 | Approve | 638-27-5395 | /54/////////26/ | 83.0 | Approve |
| 592-16-2635 | /55/////////15D | 75.06 | Approve | 638-40-2327 | /54/////////47/ | 123.97 | Approve |
| 614-15-4025 | /54///8////15/ | 20.0 | Approve | 638-47-8743 | /54/////////29/ | 2.45 | Approve |
| 614-45-2644 | /42///13////2/ | 6.17 | Deny* | 651-10-3256 | /53///8////1B | 19.38 | Approve |
| 614-45-6107 | /42///13////1/ | 6.05 | Approve | 652-15-7192 | /53///2////O/ | 5.0 | Approve |
| 614-48-4938 | /42/////////98A | 42.52 | Approve | 652-17-6747 | /53/////////43A | 60.57 | Approve |
| 615-25-7848 | /54/////////56A | 10.0 | Approve | 652-18-3895 | /53///4////25A | 40.48 | Approve |
| 615-46-4519 | /54///16////2/ | 104.5 | Approve | 652-19-5532 | /53///4////26/ | 10.04 | Approve |
| 616-15-3983 | /54/////////47A | 50.41 | Approve | 652-20-5980 | /53///4////17/ | 10.0 | Approve |
| 616-49-1612 | /54/////////52/ | 27.54 | Approve | 652-27-3784 | /53///4////1/ | 11.01 | Deny* |
| 617-38-7180 | /54/////////41/ | 33.15 | Approve | 652-27-8261 | /53///4////2/ | 13.95 | Deny* |
| 617-47-2127 | /54/////////44/ | 48.82 | Approve | 652-29-8099 | /53///4////21/ | 11.98 | Approve |
| 634-18-9165 | /42///9////2/ | 10.09 | Approve | 652-30-0948 | /53///4////19/ | 9.71 | Approve |
| 634-19-3114 | /42///9////3/ | 10.0 | Approve | 652-40-3321 | /53///4////20/ | 10.0 | Approve |
| 635-30-5365 | /42///9////6B | 4.14 | Approve | 652-45-8408 | /53///3////5/ | 16.28 | Approve |
| 635-37-3570 | /42///9////16/ | 10.0 | Approve | 652-49-6154 | /53///1////3/ | 11.02 | Approve |
| 635-40-5402 | /42///9////6C | 6.51 | Approve | 653-27-9646 | /53/////////30D | 32.5 | Approve |
| 635-48-0318 | /42///9////13/ | 10.05 | Approve | 653-40-7019 | /54///14////2/ | 50.0 | Approve |
| 635-48-6765 | /42///9////8/ | 10.08 | Approve | 653-46-8381 | /53///4////3/ | 14.59 | Deny* |
| 635-49-7264 | /42///9////4/ | 10.31 | Approve | 653-47-6819 | /53///4////9/ | 40.4 | Approve |
| 636-26-7991 | /54///12////2A1/ | 10.92 | Approve | 653-49-3820 | /53///5////1/ | 20.06 | Approve |
| 636-38-9503 | /54/////////5/ | 180.71 | Approve | 654-10-7163 | /54/////////24/ | 69.0 | Approve |
| 637-10-8064 | /54/////////48/ | 76.7 | Approve | 655-39-9257 | /70///5////2/ | 120.83 | Approve |

* Indicates a parcel between 5 and 20 acres that did not submit a Management Plan.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on December 13, 2011, to consider whether to continue, modify or terminate the New Ebenezer Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0200.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.